



PROCTORS

ESTATE AGENTS

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27 Pankhurst Close, Blackburn

£100,000

A very well presented two bedroomed ground floor apartment situated in this popular and convenient location opposite Blackburn Royal Hospital, close to Shadsworth Business Park and within easy reach of the M65 motorway. The accommodation briefly comprising entrance hallway, lounge, fully fitted kitchen, two bedrooms, served by a three-piece family bathroom. The property is complemented by PVC double glazing and gas central heating. There is also off road parking provided. Early viewing is highly recommended.



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TENURE

Leasehold

ACCOMMODATION

ENTRANCE HALL

LOUNGE

14' 3" x 14' 5" (4.34m x 4.39m) PVC double glazed door, radiator

KITCHEN

8' 3" x 8' 3" (2.51m x 2.51m) Wall & base units, built in oven, hob, extractor, 1 1/2 stainless steel single drainer sink unit with mixer tap, PVC double glazed window

BEDROOM ONE

10' 5" x 14' 18" (3.18m x 4.72m) PVC double glazed window, radiator

BEDROOM TWO

10' 8" x 7' 2" (3.25m x 2.18m) PVC double glazed window, radiator

BATHROOM

Three-piece suite, low level WC, wash basin, bath with shower above, radiator

OUTSIDE

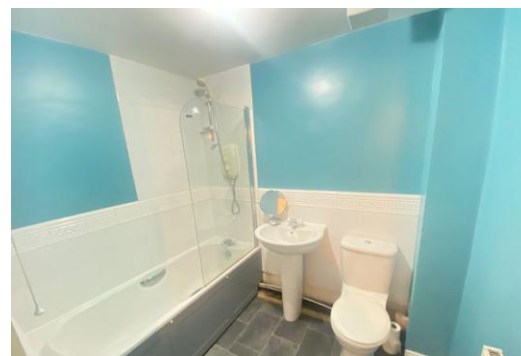
Off road parking provided

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		